

541/2414

पावती

Original/Duplicate

Thursday, June 25, 2020

नोंदणी क्र. :39म

11:20 AM

Regn.:39M

पावती क्र. 2653 दिनांक: 25/06/2020

गावाचे नाव: खरवई

दस्तऐवजाचा अनुक्रमांक: 5414-2414-2020

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: पांडुरंग दत्तात्रय कराड

नोंदणी फी

₹. 19500.00

दस्त हाताळणी फी

₹. 1120.00

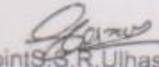
पृष्ठांची संख्या: 56

एकूण:

₹. 20620.00

आपणास मूळ दस्त, थंबनेल प्रिंट, यू.सी.-२ अंदाजे

11:40 AM ह्या वेळस मिळेल.


Joint S.R. Ulhasnagar 4

बाजार मूल्य: ₹. 1156000/-

मोबदला ₹. 1950000/-

नरलेले मुद्रांक शुल्क : ₹. 117000/-

सह. दुय्यम निबंधक वर्ग-२
उल्हासनगर-४.

1) देयकाचा प्रकार: eChallan रक्कम: ₹. 19500/-

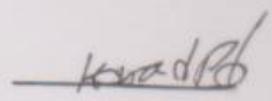
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001552037202021E दिनांक: 25/06/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: ₹. 1120/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2506202004551 दिनांक: 25/06/2020

बँकेचे नाव व पत्ता:



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20200625806				25 Jun 2020 11:14:37 AM उह-14
मूल्यांकनाचे वर्ष	2020				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : अंबरनाथ भोजी (गांव) मौजे खरवई क्रमांक 7 (कुळगांव बदलापुर नगरपालिका)				
उप मूल्य विभाग	8/18-ई-2) खरवई गावातील उर्वरीत सर्व मिळकती				
क्षेत्राचे नांव	A Class Palika	सर्व्हे नंबर /न. भू. क्रमांक :	सर्व्हे नंबर#32		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
शुद्धी जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजगापऱाचे एकक मी.मीटर
8110	38700	44300	52900	44300	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)	29.887 चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	शधीव
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर -	Rs. 38700/-
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor	कार्पेट क्षेत्र	27.17 चौ. मीटर
Sale Type - First Sale Sale Resale of built up Property constructed after circular dt 02/01/2018					
<p>घसा यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर</p> <p>= (वार्षिक मूल्यदर * घसा यानुसार टक्केवारी) * मजला निहाय घटवजद</p> <p>= (38700 * (100 / 100)) * 100 / 100</p> <p>= Rs. 38700/-</p>					
<p>A) मूळ मिळकतीचे मूल्य</p> <p>= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र</p> <p>= 38700 * 29.887</p> <p>= Rs. 1156626.9/-</p>					
<p>Applicable Rules = 3, 18, 19</p>					
<p>एकत्रित अंतिम मूल्य</p> <p>= मूळ मिळकतीचे मूल्य + तळघराचे मूल्य + वेज्जनाईन मजला क्षेत्र मूल्य + हाताच्या मळीचे मूल्य + खुली बाळकती + बांधकामाचे मूल्य + शुल्का जमिनीवरील वाहन तळघरे मूल्य + दुमारी गावाच्या शुल्का जमिने मूल्य + शरीर वाळकती</p> <p>= A + B + C + D + E + F + G + H + I</p> <p>= 1156626.9 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0</p> <p>= Rs. 1156626.9/-</p>					



Home Print

श. स. दुय्यम निबंधक वर्ग-२
उल्हासनगर-४.

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AGREEMENT FOR SALE.

This Agreement made at BADLAPUR, On this 25th day of JUNE in the year Two Thousand Twenty.

BETWEEN

"SAIRAJ DEVELOPERS" a partnership firm through its partner MR. RAHULKUMAR VITTHALBHAI POKAR, Indian Inhabitant, Hindu Adult, Aged about 29 Years, Occupation:-Business, having its office situated at:- Survey No. 32, Hissa No. 2/1, Kharvai, Behind Gaondevi Mandir, Badlapur (East), Tal- Ambernath, Dist- Thane, Pin Code-421503, PAN CARD NO - ACOFS9282E, Hereinafter referred to as "the Promoter of the One Part.

AND.....

(1) PANDURANG DATTARAYA KARAD, Aged about 40 years, PAN NO - AYTPK9522E,

(2) USHA PANDURANG KARAD, Aged about 35 years, PAN NO-CDKPK4076R,

Both residing at :- E/22, Third Floor, Best Staff Quarters, Tilak Road, Wadala, Mumbai 400031 hereinafter referred to as "The Allottee" of the Other Part.

The Property hereinabove mentioned as "FIRST SCHEDULE" having Survey No. 32 Hissa No. 2/1, area adm. About 850 Sq. Meter, situated lying and being at Revenue Village Kharwai, Taluka-Ambarnath, District-Thane., was previously owned by Mr. Pandurang Kana Bhagat & Namdev Kanu Bhagat. They had statement to mutate the said property in their elder Brother's name Mr. Bapu Kanha Bhagat by mutation Entry No. 195 of Village Kharwai. Thereafter Mr. Bapu Kanu Bhagat, has expired in the year of 1976, and name of his legal heirs has been mutated on the said property by mutation Entry No. 536 of Village Kharwai.

And Whereas, by mutation Entry No. 594, of Village Kharwai, the above property bearing Survey No. 32/2(p), has come to the share of Smt. Laxmibai Pandurang Bhagat but she expired on 22/6/2007 and name of her legal heirs has been mutated on the said property by Mutation Entry No. 774 of Village Kharwai.

And whereas, the legal heirs of above owner Laxmibai Pandurang Bhagat i.e. Manubai Mangal Marade, Bhimabai Shivaji Gaikar and Ratan Baliram Gaikar has entered into an Conveyance Deed with "Mr. Asban John Dias" bearing Conveyance Deed no. 2391/2009, dated 27/04/2009 and his name has been mutated on the said property by mutation Entry No. 802 of Village Kharwai.

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And thereafter Mr. Barthol Lorence Dias and Osban John Dias had sold the said property to M/s. Raj Group through its partner Mr. Pravin R. Patel and 1 other by registered sale Deed bearing No. 9248/2014, dated 23/9/2014 and their name has been mutated on the said property by mutation Entry No. 995 of Village Kharwai.

And thereafter M/s. Raj Group through its partner Mr. Pravin R. Patel and 1 other, had agreed to transfer the said plot to "Sairaj Developers" by registered Agreement for Sale and the said agreement for Sale is registered before Jt. Sub Registrar Ulhasnagar-2, bearing No. 426/2015, dated 13/1/2015. As well as the Power of attorney is also registered in accordance with the Agreement for Sale and the said Power of attorney is also registered before Jt. Sub Registrar Ulhasnagar-2, bearing No. 427/2016, dated 13/1/2015. And Whereas, as per the rights achieved by Power of Attorney "SAIRAJ DEVELOPERS" has entered into an "Sale Deed" of the both properties mentioned above and the said sale Deed is registered before Jt. Sub Registrar Ulhasnagar-2 bearing No. 11641/2017, dated 04/9/2017. As per the sale Deed Kanthi Saza Kharwai has mutated the Mutation Entry No. 1052 at the village records.



The Property hereinabove mentioned as "SECOND SCHEDULE" having Survey No. 32 Hissa No. 2/2, area adm. About 1210 Sq. Meter, situated lying and being at Revenue Village Kharwai, Taluka-Ambarnath, District-Thane., was previously owned by Mr. Pandurang Kana Bhagat & Namdev Kanu Bhagat. They had statement to mutate the said property in their elder Brother's name Mr. Babu Kanha Bhagat by mutation Entry No. 195 of Village Kharwai. Thereafter Mr. Babu Kanu Bhagat, has expired in the year of 1976, and name of his legal heirs has been mutated on the said property by mutation Entry No. 536 of Village Kharwai.

And Whereas, by mutation Entry No. 594, of Village Kharwai, the above property bearing Survey No. 32/2(p), i.e 32/2/2, has come to the share of Mr. Namdev Kanhu Bhagat. And his name has been mutated on 1210 Sq. Mtrs.

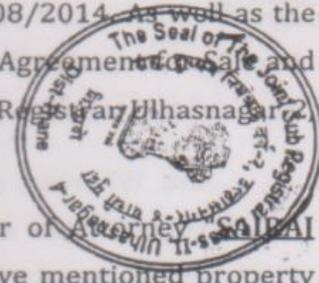
And Whereas Mr. Namdev Kanhu Bhagat has been expired on 11/10/1994, & after his demise name of his legal heirs has been mutated on the above property by mutation entry No. 689 of Village Kharvai, Tal-Ambarnath. Thereafter wife of Namdev Bhagat Smt. Radhika Namdev Bhagat has also expired on 01/01/2011 and her name has been deleted from the above 7/12 extract by mutation entry No. 892 of Village Kharvai.

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And whereas, the legal heirs of Namdev Kanhu Bhagat his daughter Janabai Jamdare, Mathurabai Marade & Alkabai Dhonde has released their share in favour of their Brothers i.e Mr. Maruti Namdev Bhagat & Mr. Balaram Namdev Bhagat by Registered Release Deed bearing No. 4768/2012, Dated 10/05/2012 & name of daughter Janabai Jamdare, Mathurabai Marade & Alkabai Dhonde has been deleted from the above 7/12 extract by **mutation entry No. 904** of Village Kharwai.

And thereafter Mr. Maruti Namdev Bhagat & Mr. Balaram Namdev Bhagat had agreed to transfer the said Land to **SAIRAJ DEVELOPERS** by registered Agreement for Sale and the said agreement for Sale is registered before Jt. Sub Registrar Ulhasnagar-2, bearing No. 8089/2014, dated 14/08/2014. As well as the Power of attorney is also registered in accordance with the Agreement for Sale and the said Power of attorney is also registered before Jt. Sub Registrar Ulhasnagar-2 bearing No. 8090/2014, dated 14/08/2014.



And Whereas, as per the rights achieved by Power of Attorney of **SAIRAJ DEVELOPERS** has entered into an "Sale Deed" of the above mentioned property and the said sale Deed is registered before Jt. Sub Registrar, Ulhasnagar-2 bearing No. 11640/2017, dated 04/9/2017. As per the sale deed Talathi Saza Kharwai has mutated the **Mutation Entry No. 1053** at the village records.

The Property hereinabove mentioned as "THIRD SCHEDULE" having Survey No. 32 Hissa No. 2/3, Total area adm. About 750 Sq. Meter, situated lying and being at Revenue Village Kharwai, Taluka-Ambarnath, District-Thane., was previously owned by Mr. Pandurang Kana Bhagat & Namdev Kanu Bhagat. They had statement to mutate the said property in their elder Brother's name Mr. Babu Kanha Bhagat by **mutation Entry No. 195** of Village Kharwai. Thereafter Mr. Babu Kanu Bhagat, has expired in the year of 1976, and name of his legal heirs has been mutated on the said property by **mutation Entry No. 536** of Village Kharwai.

And Whereas, by **mutation Entry No. 594**, of Village Kharwai, the above property bearing Survey No. 32/2/3, has come to the share of Mr. Bhaga Babu Bhagat H.U.F & Lilabai Bhaga Bhagat.

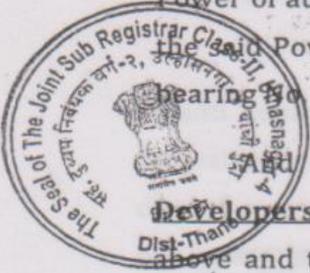
And thereafter Mr. Bhaga Babu Bhagat H.U.F & Lilabai Bhaga Bhagat had sold the said property i.e 32/2/3 to M/s. Raj Group through its partner Mr. Pravin R. Patel and 1 other by registered sale Deed bearing No. 9249/2014, dated 23/9/2014 and their name has been mutated on the said property by **mutation Entry No. 992** of Village Kharwai.

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And thereafter M/s. Raj Group through its partner Mr. Pravin R. Patel and 1 other, had agreed to transfer the said plot to Sairaj Developers by registered Agreement for Sale and the said agreement for Sale is registered before Jt. Sub Registrar Ulhasnagar-2, bearing No. 426/2015, dated 13/1/2015. As well as the Power of attorney is also registered in accordance with the Agreement for Sale and the said Power of attorney is also registered before Jt. Sub Registrar Ulhasnagar-2, bearing No. 427/2016, dated 13/1/2015.



And Whereas, as per the rights achieved by Power of Attorney Sairaj Developers, has entered into an "Sale Deed" of the both properties mentioned above and the said sale Deed is registered before Jt. Sub Registrar, Ulhasnagar-2 bearing No. 11641/2017, dated 04/9/2017. As per the sale deed Talathi Saza Kharwai has mutated the Mutation Entry No. 1052 at the village records.

And Whereas, as per the rights achieved by Power of Attorney "SAIRAJ DEVELOPERS" had applied for Commencement Permission to KBMC and after verifying all the documents KBMC has granted Commencement Certificate on 25/04/2017 bearing No. KBNP/NRV/BP/3252/2017-18, Unique No. 15, & the said property was converted into Non Agricultural Use by the order of Collector Office Thane bearing No. NAP/K-1/T-14/SANAD/SR-25/2017, dated 18/7/2017.

Thus "SAIRAJ DEVELOPERS" a partnership firm is having all rights and authority to develop the above property mentioned in "FIRST, SECOND AND THIRD SCHEDULE" and they are having good, right and marketable title to develop the above property.

And Whereas, as per the Development Agreement & Power of Attorney "SAIRAJ DEVELOPERS" has sanctioned the Building Plan of A Wing-Phase I on the said properties mentioned in "FIRST, SECOND AND THIRD SCHEDULE" bearing No. KBNP/NRV/BP/3252/2017-18, Unique No. 15, dated 18/05/2017, by amalgamating all the above 03 Properties mentioned above and registered the said project at Maharashtra Real Estate Regulatory Authority on 07/10/2017, wide registration Number P - 51700013477.

AND WHEREAS pursuant to the aforesaid Sale Deed bearing No. 11640/2017, & Sale Deed bearing No. 11641/2017, the party of the first part, "FIRST, SECOND AND THIRD SCHEDULE" having all Rights to develop the aforesaid property specifically mentioned in "Schedule" and the party of the first part had decided to construct multi-storied 04 building having Ground + 4 Floors, as per Plan

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sanctioned by the Kulgaon Badlapur Municipal Council and they are having all rights to construct and sale of the Flat/Shop/etc...which is to be constructed on the above said property.....more particularly described in the Schedule hereunder written (hereinafter referred to as " the project land").

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinafter set out.

AND WHEREAS the Vendor/Promoter is in possession of the project land.

AND WHEREAS the Promoter has proposed to construct on the project land Four Building "A, B, C, & D WING" on the above property having Ground + 4 Floors.

AND WHEREAS the Allottee is offered an Apartment bearing Number 205, On Second Floor, (herein after referred to as the said "Apartment") in the Building called "SAI RESIDENCY" - B WING"(herein after referred to as the said "Building") being constructed in the said project, by the Promoter.

AND WHEREAS the Promoter has entered into a standard Agreement "RAJ ASSOCIATES" who is an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority on 07/10/2017, wide registration Number P-51700013477; authenticated copy is attached in Annexure 'F'.

AND WHEREAS the Promoter has appointed a structural Engineer "K.R.PATEL & ASSOCIATES" for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building.

AND WHEREAS, by virtue of the Sale Deed and Development Agreement the Promoter has sole and exclusive right to sell the Apartments in the said building to be constructed by the Promoter on the project land and to enter into Agreements with the allottees of the Apartments to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects "RAJ ASSOCIATES" and of such other documents as are specified under the Real Estate

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(Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by the ADV. PRASAD G. SHELKE , authenticated copies of Property card or extract of Village Kharwai, Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as ANNEXURE 'A' AND 'B', respectively.



AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the concerned Local Authority have been annexed hereto and marked as ANNEXURE C-1.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as ANNEXURE C-2.

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as ANNEXURE-D.

AND WHEREAS, the Promoter has got approvals from the concerned local authority i.e KULGAON BADLAPUR MUNICIPAL COUNCIL to the plans, the specifications, elevations, sections and of the said building and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

AND WHEREAS, while sanctioning the said plans concerned local authority i.e KULGAON BADLAPUR MUNICIPAL COUNCIL/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the Promoter has accordingly commenced construction of the said building in accordance with the said proposed plans.

AND WHEREAS the Allottee has applied to the Promoter for allotment of an Apartment No. 205, On Second Floor, situated in the building Named "SAI RESIDENCY" - B WING" of the said Project.

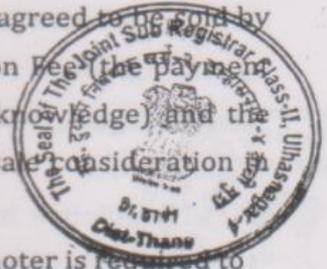
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AND WHEREAS the Carpet area of the said Apartment is 27.17 Square meters and "Carpet Area" means the net usable Floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

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AND WHEREAS, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs. 1,95,000/- (Rs. One Lakhs Ninety Five Thousand Only) being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.



AND WHEREAS, under section 13 of the said Act the Promoter is requested to Execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the (Apartment/Plot) and the garage/covered parking(if applicable)

NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. The Promoter shall construct the said building consisting of "GROUND + FOUR FLOOR" on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

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1.a (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment Number 205, On Second Floor, having carpet area admeasuring about 27.17 Sq. Meters, in the building named "SAL RESIDENCY" - B WING(hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked ANNEXURES C-1 AND C-2 for the consideration of Rs. 19,50,000/- being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith. the price of the Apartment including the proportionate price of the common areas and facilities.

(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Flat bearing No. 205, On Second Floor, being constructed in the layout for the consideration of Rs. 19,50,000/-

(iii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking spaces bearing No. 205, On Second Floor, being constructed in the layout for the consideration of Rs. 19,50,000/-.



(c) The Allottee has paid on or before execution of this agreement a sum of Rs. 1,95,000/- (Rs. One Lakhs Ninety Five Thousand Only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs. 17,55,000/- (Rupees Seventeen Lakhs Fifty Five Thousand Only).

- i) 10% Amount of the total consideration being the token amount (not exceeding 10% of the total consideration) to be paid to the Promoter at the time of booking of the said Flat.
- ii) 20% Amount of the total consideration (not exceeding 30% of the total consideration) to be paid to the Promoter at the time of registration of this Agreement.
- iii) 15% Amount of the total consideration (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building in which the said Apartment is located.
- iv) 5% Amount of the total consideration (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the 1st slab of the building in which the said Apartment is located.
- v) 5% Amount of the total consideration (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the 2nd slab of the building in which the said Apartment is located.
- vi) 5% Amount of the total consideration (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the 3rd slab of the building in which the said Apartment is located.

Handwritten signatures and text:
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vii) 5% Amount of the total consideration (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the 4th slab of the building in which the said Apartment is located.

viii) 5% Amount of the total consideration (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the 5th slab of the building in which the said Apartment is located.

ix) 5% Amount of the total consideration amount (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.

x) 5% Amount of the total consideration amount (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift, wells, lobbies upto the floor level of the said Apartment.

xi) 5% Amount of the total consideration amount (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.

xii) 10% Amount of the total consideration amount (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.

xiii) Balance Amount i.e 5% Amount of the total consideration amount against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.

(The Cheque /D.D/PAY ORDER OF THE CONSIDERATION AMOUNT HAS TO BE DRAWN OF THE FOLLOWING ACCOUNT) :-

SAIRAJ DEVELOPERS

Current Account NO.- 1874050001885.

IFSC CODE :- UTBI0BDUM15.

BANK NAME :- United Bank, Badlapur Branch.



1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the [Apartment/Flat].

1(e) The Total Price is escalation-free, save and except escalations/increases, due to Increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation

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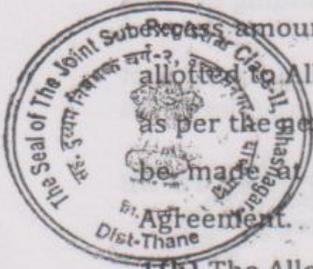
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issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee by discounting such early payments @ _____ % per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.

1(g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation Gap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an

amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.



1(h) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

Note: Each of the installments mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple installments linked to number of basements/podiums/floors in case of multi-storied building/wing.

2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

2.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the [Apartment/Flat] to the Allottee and the common areas to the association of the

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allottees after receiving the occupancy certificate or the completion certificate 2020 both, as the case may be.

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Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1. (c) Herein above. ("Payment Plan").

3) The Promoter hereby declares that the **Floor Space Index** available as on date in respect of the project land is **2810 Square meters** only and Promoter has planned to utilize Floor Space Index of 20% Premium i.e. **530.35 Sq. Mtrs.**, by availing of TDR or FSI available to him by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of **3340.35 Sq. Mtrs.** as utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter utilizing the FSI and on the understanding that the declared F.S.I. shall belongs to Promoter only.

4.1) If the Promoter fails to abide by the time schedule for completing the project and handing over the [Apartment/Flat] to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee to the Promoter.

4.2) Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this Agreement :-

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this

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of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the installments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter.

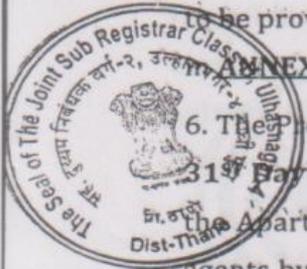
5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment as are set out in ANNEXURE 'E', annexed hereto.

6. The Promoter shall give possession of the Apartment to the Allottee on or before 31st Day of DECEMBER 2020. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of -

- (i) war, civil commotion or act of God ;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

7.1) Procedure for taking possession - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the [Apartment/Plot], to the Allottee in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Promoter shall give possession of the [Apartment/Flat] to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the



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provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.

7.2) The Allottee shall take possession of the Apartment within 15 days of the written notice from the promoter to the Allottee intimating that the said Apartments are ready for use and occupancy:

7.3) **Failure of Allottee to take Possession of [Apartment/Flat]:-** Upon receiving a written intimation from the Promoter as per clause 8.1, the Allottee shall take possession of the [Apartment/Plot] from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the [Apartment/Flat] to the allottee. In case the Allottee fails to take possession within the time provided in clause 8.1 such Allottee shall continue to be liable to pay maintenance charges applicable.

7.4) If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

8) The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of *residence. He shall use the garage or parking space only for purpose of keeping or parking vehicle.

9. The Allottee along with other allottee(s) of Apartments in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organization of Allottee. No objection shall be taken by the Allottee if any, changes or modifications

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are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

9.1 The Promoter shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the said structure of the Building or wing in which the said Apartment is situated.

9.2 The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed.

9.3 Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, water charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of Rs. _____/- Per Sq. Ft. per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

10. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts :-

(i) Rs. _____ for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.



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- (ii) Rs. _____ for formation and registration of the Company/Federation/ Apex body.
- (iii) Rs. _____/- for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body
- (iv) Rs. _____ deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.
- (v) Rs. _____ For Deposit towards Water, Electric, and other utility and services connection charges &
- (vi) Rs _____ for deposits of electrical receiving and Sub Station provided in Layout.

11. The Allottee shall pay to the Promoter a sum of Rs. _____ for meeting legal costs, charges and expenses, including professional costs of the Advocate for preparation and registration of the Agreement for Sale.

12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:-

The Promoter hereby represents and warrants to the Allottee as follows:-

- The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting

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and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said [Apartment/Plot] which will, in any manner, affect the rights of Allottee under this Agreement;

viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment/Plot] to the Allottee in the manner contemplated in this Agreement;

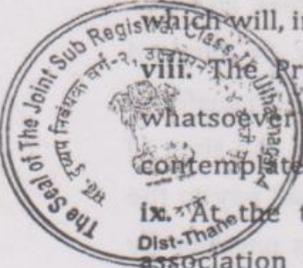
ix. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the structure to the Association of the Allottees;

x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.

14. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows :-

i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws


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or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required. —

ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated on account of negligence or default of the Allottee in this behalf the Allottee shall be liable for the consequences of the breach.

iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority. —

iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company. —

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is

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situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.

vii. Pay to the Promoter within fifteen days of demand by the Promoter, this share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.

viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is

ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.

x. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others,

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at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE
After the Promoter executes this Agreement he shall not mortgage or create a charge on the *[Apartment/] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such [Apartment/plot].

18. BINDING EFFECT :-

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

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19. ENTIRE AGREEMENT :-

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This Agreement along with its schedules and annexure, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

20. RIGHT TO AMEND :-

This Agreement may only be amended through written consent of the Parties.

21. RIGHT TO AMALGAMATION & RIGHT OF WAY :- It is hereby agreed that the promoters shall be at liberty to amalgamate and/or combine one or more plots of land adjacent to the said land and get the plan of the proposed building/s to be constructed on the land so amalgamated/combined sanctioned from the planning authority and in such event form and get registered co-operative housing Society of all the Flats purchasers in the said buildings and the purchaser herein shall not, in

any manner object the said right of the promoters. It is further agreed that in such event (purchasers of the adjacent land for the purpose of development) the promoters shall be at liberty and / or entitled to grant a right of way from or through the said land for approaching (or of the better approach) to the adjacent lands those would be acquired with a view to developing them and the purchaser herein shall not object the said right of the promoter in any manner.

22) RIGHT TO USE ADDITIONAL F.S.I & T.D.R. :- The purchaser/s hereby declare and confirm that he/ she have entered into this agreement, after reading and having understood the contents of all the aforesaid exemption order, building permissions, deeds, documents, writings and papers and all disclosures made by the promoter to the purchasers and with full knowledge and information thereof and subject to the terms, conditions and concerned town planning authority and all other concerned Government bodies and authorities and also subject to the promoters right to make the necessary amendments, variations, modifications and/or changes therein and their right to avail, use, utilize, consume and exploit the entire balance and additional floor space index available on the said property as well as the transferable development rights as may be permissible by law and other benefits in F. S. I. on the said land.

23) RIGHT TO OBTAIN FINANCIAL ASSISTANCE & MORTGAGE:- The promoters have brought to the clear notice and knowledge of the purchaser that during the course of construction, the promoter may seek and obtain financial assistance and cash credit facilities from any Banks or Financial Institutions and the purchaser

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shall not raise any objection or obstruction to such creation of charge, mortgage and undertake such charge, mortgage shall be cleared by the promoters as per the rules and regulations of the said Bank and the promoter shall obtain necessary consent and no objection for sale and transfer under this present from such Bank or Financial Institutions so as to effectuate the legal and perfect transfer of the said premises in favour of the purchaser herein, and the promoter further declare that they shall all material times clear the said charge, mortgage of the said Bank and shall deduce clear and marketable title to the said premises and the said entire property.

24) RIGHT TO PUT A HOARDING:- It is expressly agreed that the promoter shall be entitled to put a hoarding and / or cable network station mobile phone set up or station on the said property or on the building to be constructed on the said property and the said hoardings may be illuminated or comprising of neon sign or such other type of mode as may be designed by the promoter and for the purpose promoter is fully authorized to allow temporary or permanent construction or erection in installation either on the exterior or the said building or on the property as the case may be and the purchaser agrees not to object or dispute the same. Necessary covenants, reservations in respect thereto shall be incorporated in the proposed conveyance. The Promoter or his nominees shall be exclusively entitled to the income that may be derived by display of such advertisement or installation of cable network station mobile phone station at any time hereafter. The purchaser shall not be entitled to any abatement in the price of the promoter, his agents, servants etc., to enter into the said property including the terraces and other open spaces in the building for the purpose of putting and/or preserving and/or maintaining and/or installations etc. The Promoter shall be entitled to transfer or assign such right to any person or persons whom they deem fit and the purchaser shall not raise any objection thereto.

25) DISCRETION OF THE PROMOTER:- Notwithstanding any other provisions of this agreement the promoter has disclosed and brought to the knowledge of the purchaser that it shall be at the sole and absolute discretion of the promoter :-

- to form a separate/combined co-operative housing society or limited company or condominium of apartment or any other body or bodies of purchasers to be formed and constituted.
- to decide and determine how and in what manner the infrastructure including the common areas and amenity space, recreation garden, all other open

Roz.

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It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the [Apartment/Plot], in case of a transfer, as the said obligations go along with the [Apartment/Plot] for all intents and purposes.

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28. SEVERABILITY:-

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable Law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.



29. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT :-

Wherever in this Agreement it is stipulated that the Allottee has to pay payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the [Apartment/Plot] to the total carpet area of all the [Apartments/Plots] in the Project.

30. FURTHER ASSURANCES :-

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

31. PLACE OF EXECUTION :-

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at.

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32. The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

33. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of

at their respective addresses specified below:-

Name of Allottee :- (1) PANDURANG DATTARAYA KARAD,

(2) USHA PANDURANG KARAD,

(Allottee's Address) - E/22, Third Floor, Best Staff Quarters, Tilak Road, Wadala, Mumbai 400031

M/s Promoter name :- SAIRAJ DEVELOPERS.

(Promoter Address) Survey No. 32, Hissa No. 2/1, Kharvai, Behind Gaondevi Mandir, Badlapur (East), Tal-Ambarnath, Dist-Thane, Pin Code-421503,

Notified Email ID : sairajdevelopers2014@gmail.com

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

34. JOINT ALLOTTEES :-

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

35. Stamp Duty and Registration :-The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee.

36. Dispute Resolution :-Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the _____ Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

37. GOVERNING LAW :-

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That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the _____ courts will have the jurisdiction for this Agreement.

38. The All Charges i.e. Stamp Duty, Registration Fee & GST are to be borne by the Promoters.



IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Badlapur in the presence of attesting witness, signing as such on the day first above written.

First Schedule Above Referred to
Description of the freehold/leasehold land and all other details :-

Village	Survey No.	Area	Akar
Kharwai Tal:- Ambernath, Dist:- Thane.	32/2/1	850 Sq. Mtrs.	85.00

Second Schedule Above Referred to
Description of the freehold/leasehold land and all other details :-

Village	Gut No.	Area	Akar
Kharwai Tal:- Ambernath, Dist:- Thane.	32/2/2	1210 Sq. Mtrs.	121.00

Third Schedule Above Referred to
Description of the freehold/leasehold land and all other details :-

Village	Survey No.	Area	Akar
Kharwai Tal:- Ambernath, Dist:- Thane.	32/2/3	750 Sq. Mtrs.	75.00

Handwritten signature

Koradda

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SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee: (including joint buyers

(1) PANDURANG DATTARAYA KARAD) Karad



(2) USHA PANDURANG KARAD,) उषा पां. कराड



SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter:- SAIRAJ DEVELOPERS)

THROUGH ITS PARTNERS)

MR. RAHULKUMAR VITTHALBHAI POKAR)

(Authorized Signatory)

Karad



WITNESSES :-

1. Name - MR. RUPESH GURUNATH SHELKE.

Sign - [Signature]

2. Name - MR. PRAVIN RAMAKANT SHELKE.

Sign - [Signature]

Both Off. At :- Flat No. 203, Madhukunj Apt,
Old Katrap Rd, Katrap, Badlapur (E), 421503.

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RECEIPT

Acknowledged to have received of and from the purchaser the sum of Rs. 1,95,000/- Rs. One Lakhs Ninety Five Thousand Only) by Cheque as under :-

Bank name	Cheque No.	Date	Amount.
Abhyudaya Bank	100012	13/03/2020	1,95,000/-

being the sum against Flat No. 205, On Second Floor, in building named "SAI RESIDENCY - B WING, lying and situated at Village:-Kharwai, Tal-Ambarnath, Dist- Thane.

For 'SAIRAJ DEVELOPEPRS'

Kpat

Partner



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AMENITIES

1. Vitrified Flooring of reputed make in all Rooms with matching Skirting.
2. Designer Glaze Tiles in Bathrooms and W.C.
3. Green Marble Top Kitchen Platform with stainless steel sinks.
4. Glazed Tiles in Kitchen Window Level.
5. Marble Frame for W.C. and bath Doors and Windows.
6. Aluminum Powder coating Slide Windows.
7. Concealed Wiring with Attractive Switches.
8. laminated Wooden Door with Wooden Frame.
9. Concealed Plumbing with Good Quality C.P. Fittings.
10. All Exterior walls finished with 100% Acrylic Paint.
11. Acrylic colour on the outside walls of the Building.
12. All Internal walls finished by Good Distember Paint.
13. Lift and Power Back Up.

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गाव नमुना सात

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील
नियम ३, ५, ६ आणि ७)

गाव :- खरवई

तालुका :- अंबरनाथ

जिल्हा :- ठाणे

दिनांक:- 13/10/2017 पर्यंत अद्ययावत

गट क्रमांक व उपविभाग 32/2/2	भुधारणा पद्धती भोगवटदार वर्ग	भोगवटदाराचे नांव	क्षेत्र	आकार आणि प	पो.ख.	फे.का	खाते क्रमांक
शेतीचे स्थानिक नांव							
क्षेत्र एकेक आर. चौ.मी		बाळाराम नामदेव भगत मारुती नामदेव भगतसामाईक क्षेत्र.....	12.10.00	121.00		(1053) (1053)	[347], 377 कळारचे नाव इतर अधिकार इतर
विन शीत भाकरणी डिरायत	121.00	विठ्ठल मंगनभाई पटेल साईराज डेव्हलपर्स लॉफ भागीदार	12.10.00	121.00		(1053) (1053)	
दागायत तरी गदकस दुसर							
एकूण क्षेत्र							
पाट खारण (लागवडीत उपयोग)							
अर्से (अ)							
वर्से (ब)							
एकूण पो	0.00.00						
अप्री मित्त केशव भाकरणी							
		(195),(536),(594),(614),(615),(689),(892),(897),(908),(1050)					सीमा आणि भूमापन चिन्हे

गाव नमुना बारा

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम २९)

गाव :- खरवई

तालुका :- अंबरनाथ

दिनांक:- 13/10/2017 पर्यंत अद्ययावत

जिल्हा :- ठाणे

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील						निर्भळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिध्दाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र					
		मिश्रणाचा संकेत क्रमांक	घटक पिके व प्रत्येकाखालील क्षेत्र	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित			
2013-14	खरीप						गवत	0.1130		
2014-15	खरीप						गवत	0.1130		
2015-16	खरीप						गवत	0.1130		

तलाठी सजा - खरवई
ता. अंबरनाथ जि. ठाणे

14/11/2017

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अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील
नियम ३, ५, ६ आणि ४)

गाव :- खरवई तालुका :- अंबरनाथ जिल्हा :- ठाणे दिनांक:- 13/10/2017 पर्यंत अद्ययावत

गट क्रमांक व उपविभाग 32/2/3	भूधारणा पद्धती भोगवटदार वर्ग -	भोगवटदाराचे नाव	क्षेत्र आकार आणि पॅ	पो.ख. फ.पा.	खाते क्रमांक
क्षेत्र एकक आर.चौ.मी	मे. राज युप तर्फे भागीदार	7.50.00 75.00	(1052)	[343], 377	
विन शेती 75.00	संजय अल्लमराम पटेल		(1052)	कळापे नाव	
विन शेती 75.00	विठ्ठल मंगनभाई पटेल	7.50.00 75.00	(1052)	इतर अधिकार	
आकारणी	साईराज डेव्हलपर्स तर्फे भागीदार		(1052)		
जिरायत					
बागायत					
तरी					
वरकस					
इतर					
एकुण क्षेत्र					
पोटखराब (लागवडीस अयोग्य)					
वर्ग (अ)					
वर्ग (ब)					
एकुण पो 0.00.00					
ख					
जडी किंवा विशेष					
आकारणी					
	(477),(594),(992),(1050)			सीमा आणि भूमापन विन्हे	

गाव मंगना वारा अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)
गाव: खरवई तालुका: अंबरनाथ जिल्हा: ठाणे दिनांक:- 13/10/2017 पर्यंत अद्ययावत

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील						निर्मळ पिकाखालील क्षेत्र	जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र					
		मिश्रपाचा संकेत क्रमांक	घटक पिके व प्रत्येकाखालील क्षेत्र	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित			
2013-14	खरीप						भात	0.0750		
2014-15	खरीप						भात	0.0750		
2015-16	खरीप						भात	0.0750		

सलाठी संपत्त - खरवई
सा. अंबरनाथ जि. ठाणे

14/11/2017



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अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील
नियम ३, ५, ६ आणि ७)

गाव :- खरवई

तालुका :- अंबरनाथ

जिल्हा :- ठाणे

दिनांक:- 07/11/2017 पर्यंत अदयावत

गट क्रमांक व उपविभाग 32/2/1	भुधारणा पद्धती भोगवटदार वर्ग	भोगवटदाराचे नाव	क्षेत्र आकार आणि वी.पो.ख. फा.का	खाले क्रमांक
शेतीचे स्वादिक नाव				
शेतीचे एकक आर.घौ.मी	विड्डन मंगनभाई पटेल साईराज डेवहलपर्स तर्फे भागीदार	8.50.00 85.00	(1052) (1052)	377 कळाचे नाव इतर अधिकार
विन शेती 8.50.00				
विन शेती 85.00				
आकारणी निरायत -				
बागायत -				
तरी -				
थरकस -				
इतर -				
एकुण क्षेत्र -				
पोटखराब (लागवडीस अयोग्य)				
भाग (अ) -				
भाग (ब) -				
एकुण पो.ख. 0.00.00				
जमी किंवा विशेष आकारणी	(98),(99),(195),(477),(535),(594),(774),(802),(995),(1050),(1052),(1057)			सीमा आणि भुमापन चिन्ह

गाव नमना बाबत
अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)
गाव :- खरवई तालुका :- अंबरनाथ जिल्हा :- ठाणे

दिनांक:- 07/11/2017 पर्यंत अदयावत

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									निर्मळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा		
		मिश्र पिकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र						
		मिश्रणाचा संकेत क्रमांक	घटक पिके व प्रत्येकाखालील क्षेत्र	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित			अजल सिंचित				पिकांचे नाव	जल सिंचित
2013-14	खरीप														
2014-15	खरीप														
2015-16	खरीप														

Signature
तलाठी सजा - खरवई
ता. अंबरनाथ जि. ठाणे

14/11/2017



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- अंतरायक अर्थात आवश्यक आहे.
१४. बांधकामाच्या बांधकामाच्या पूर्णपणे गटारीस स्वच्छार्चने नगरपरिषद अभियंता यांचे प्रसंतीप्रमाणे सोडावे लागेल सोडावे लागेल सोडावे लागेल आरोग्य खात्याचे प्रमाणपत्र असल्याशिवाय चापर परवाना देण्यात येणार नाही.
 १५. बांधकामाचे मटेरीयल रस्त्यावर टाकापयाचे झाल्यास बांधकाम क्षेत्राच्या परवानगी घेणे आवश्यक राहिल त्याकरिता नियमाप्रमाणे लागणारी रक्कम (य वंड इन्शुरन्स त्या रकमेसहीत) भरावी लागेल.
 १६. बांधकामाच्या वेळी निरुपयोगी माल (मटेरीयल) नगरपरिषद सांगेल त्या ठिकाणी स्वच्छार्चने घातून टाकला पाहिजे.
 १७. बांधकामाच्या सभोवताली सोडलेल्या खुल्या जागेत कमीत कमी १) अशोक २) गुलमोहर ३) निलगिरी ४) करंज इ.पैकी एकूण दहा झाडे लावून त्यांची जोपासना केली पाहिजे तसेच सध्या अस्तित्वात असलेली झाडे तोडण्यापूर्वी परवानगी घेणे बंधनकारक आहे.
 १८. नकाशात दाखविल्याप्रमाणे बांधकामाचा फक्त रहाणैसाठी उपयोग करावा.
 १९. नागरी जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतुदी प्रमाणे जागा बांधीत होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.
 २०. जागेतून किंवा जागे जवळून अतिदाब विद्युतवाहिनी जात असल्यास बांधकाम करण्यापूर्वी संबंधित खात्याकडून ना हरकत दाखला घेतला पाहिजे.
 २१. जागा महामार्ग किंवा रेल्वे मार्गास सन्मुख लागून किंवा जवळ असल्यास संबंधित खात्याकडून बांधकाम करण्यापूर्वी ना हरकत दाखला घेतला पाहिजे.
 २२. बांधकामाकडे किंवा इमारतीकडे जाण्या येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल बांधकाम परवानगी नियोजित रस्त्याप्रमाणे दिली असल्यास त्या रस्त्याचे काम नगरपरिषदेच्या सोयीप्रमाणे व प्राधान्यतेप्रमाणे केले जाईल तसा रस्ता होई पावेतो इमारतीकडे जाण्या येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल.
 २३. जागेत जुने भाडेकरू असल्यास त्याच्या बाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरू यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निवारण मालकाने करणे आवश्यक राहिल व त्याबाबतीत नगरपरिषद जबाबदार राहणार नाही.
 २४. सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो इकडील परवानगी शिवाय घडवू अथवा बंद करू नये.
 २५. सदर प्रकारची चुकीची अपूर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द करणेत येईल.
 २६. सदर जागेत विहीर असल्यास इकडील परवानगी शिवाय घडवू नये.
 २७. बांधकाम पूर्ण झाल्यावर पिण्याच्या पाण्याचे कनेक्शन मिळव्याकरिता नगरपरिषदेवर जबाबदारी राहणार नाही किंवा पिण्याच्या पाण्यासाठी नगरपरिषद हमी घेणार नाही.
 २८. सदर जागेत बांधकाम करण्याबाबतचा पूर्वीचा परवाना असेल तर तो या द्वारे रद्द झाला असे समजावे.
 २९. गटाराचे व पायसाच्या पाण्याच्या निचरा होणेकरिता नगरपरिषदेच्या गटारास जोडणेसाठी पक्क्या स्वरूपाची गटारे बांधायला.
 ३०. बांधकामासाठी व पिण्याच्या पाण्यासाठी नळाचे कनेक्शन मिळणार नाही. त्यासाठी बोअरवेलचे काम करावे लागेल.
 ३१. भूखंडासमोरील रस्ता पक्क्या स्वरूपात गटारासह तयार केल्याबरोबर चापर परवाना मिळणार नाही.
 ३२. मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रक नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम/ चापर करणे महाराष्ट्र प्रादेशिक व नगररचना अधिनियमाचे कलम ५२ अनुसार दखलपत्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु.५०००/- दंड होऊ शकतो.
 ३३. इमारतीच्या मोफळ्या आकारात कचरा कुडीची व्यवस्था करावी.
 ३४. मंजूर नकाशाबाबत जागेवर प्रारंभ प्रमाण पत्राचा क्रमांक/दिनांक आणि इतर माहिती लिहून फलक लावावा.
 ३५. कुलमुख्यदार पत्र धारक / भाडेकरू/माळेधारक/ मुळ मालक यांच्यात काही वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी वास्तुशिल्पकार / विकासकर्ता यांचेवर राहिल.
 ३६. स्टील्टीपी कमाल उंची २.४ मी. असावी व ती चहूबाजूने खुली असावी व ती कोणत्याही परिस्थितीत बंदीस्त नसावी.
 ३७. पिण्याधिन जागेवरील बांधकाम करताना आय एस १३९२०-१९९२ भूकंपरोधक आर सी सी डीझाईननुसार घटकांचे नियोजन आहतांप्राप्त नोंदणीकृत स्ट्रक्चरल इंजिनियर यांचेकडून करून घेणे आवश्यक असून त्यांचे देखरेखीखाली नियोजित इमारतीचे बांधकाम पूर्ण करणे अर्जदार/विकासकर्ता यांचेवर बंधनकारक राहिल.
 ३८. महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम १५१ (२) नुसार मुंबई महानगर प्रदेश विकास प्राधिकरणाने प्रदान केलेल्या विकास नियंत्रण व जमिन चापर या बाबतचे अधिकारसि आधीन राहून ही परवानगी देण्यात येत आहे.
 ३९. बांधकाम साहित्यात फ्लाय अॅश चिटा व फ्लाय अॅश आधारीत साहित्याचा चापर करण्यासाठी केंद्र शासनाच्या नियमांची अंमलबजावणी करणे बंधनकारक राहिल. याबाबत वास्तुचिशासदचे प्रमाणपत्र सादर न केल्यास इमारतीत भोगयटा प्रमाणपत्र दिले जाणार नाही.
 ४०. जर भूखंडाचे क्षेत्रफळात व घट्टीमध्ये फरक आढळल्यास सुपारीत परवानगी घेणे बंधनकारक राहिल.
 ४१. जागेच्या मालकी हक्काबाबत / यहीवाटीबाबत वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी विकासकर्ता / कु.मु.घ.धारक / जमिन मालक यांची राहिल.
 ४२. इमारतीसाठी बसविली जाणारी लिफ्ट व्ही ISI मार्क असलेली दर्जेदार व नामांकित कंपनीची असावी तसेच तीची

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- भविष्यात वेळोवेळी सुरक्षिततेचे दृष्टीने तपासणी करण्यात यावी.
४३. नैसर्गिक पावसाळी पाण्याचा वापर करणेसाठी रुफटॉपर हायस्टींग पध्दतीची संरचना उभारण्यात यावी. तसेच रुफ टॉपचे पावसाळी पाणी जमिनीमध्ये जिरेल अशा पध्दतीने खड्डा घेवून पाईप व्यवस्था करणेत यावी. जेणेकरून पावसाचे पाणी चाहून पाया जाणार नाही व ते जमिनीमध्ये सुरेल.
 ४४. सदर इमारत बांधकामामुळे काही वृक्ष बाधित होत असल्यास वृक्ष अधिकारी यांचा विहित पध्दतीने परवाना प्राप्त करून त्यांचे आदेशाप्रमाणेच वृक्षतोडीनंतर इमारत बांधकाम हाती घेणेची कार्यवाही करावी.
 ४५. प्रत्येक मजला व प्रत्येक विंग मध्ये फायर एफ्टीग्विशर घसवावे.
 ४६. इमारतीच्या टॉपलेव्हमध्ये लो बॉल्वूम फ्लॅश सिस्टमचा वापर करण्यात यावा.
 ४७. कुळ कायद्यांची जमिन असल्यास टेनन्सी अॅक्ट कलम ४३ प्रमाणे मा.जिल्हाधिकारी, ठाणे यांची संजूरी घेतल्याशिवाय बांधकाम करू नये.
 ४८. नगरपरिषदेच्या निर्देशानुसार सौरऊर्जा उपकरणे बसविणे आपणांचेर बंधनकारक राहिल.
 ४९. अग्निशमन अधिकाऱ्यांचा ना हरकत दाखला घेणे आपणांचेर बंधनकारक राहिल.
 ५०. मोफा कायदानुसार मा. सुप्रीम कोर्ट निर्णयानुसार निलट विकता येणार नाही.
 ५१. सदनिका धिकताना मोफा कायदानुसार कावॅट क्षेत्रावर विक्री करण्यात यावी.
 ५२. धापर परवाना घेतल्याशिवाय तेथे रहिवास धापर केल्यास संपूर्ण इमारत अनधिकृत ठरून प्रापटी टॅक्सवर दुप्पट दंड आकारण्यात येईल.
 ५३. भविष्यात रस्ताकेंदीकरणाला पुढील सामासिक अंतराची गरज भासल्यास द्विदो माजीनदार रस्ताकेंदीकरण करण्यात येईल.
 ५४. शासन निर्णयानुसार इमारत व इतर बांधकाम कामगार कल्याणकारी उपकर अधिनियम १९९६ अंतर्गत इमारत बांधकामाच्या मुल्यावर उपकर १% नगरपरिषदेमार्फत शासनास ३० दिवसांच्या आत भरणे आपणांस बंधनकारक राहिल. अन्यथा दिलेली परवानगी रद्द समजण्यात येईल.
 ५५. सदर त.क.हा माथेरान इको सॅटेलाइट तसेच महाराष्ट्र खाजगी घने (संपादन) अधिनियम १९७५ चे कलम २२ अ व ६ च्या तरतुदी लागू झाल्यास संदर्भ बांधकाम परवानगी रद्द समजण्यात येईल.
 ५६. मोफा कायदानुसार सुधारीत बांधकाम परवानगी घेताना इमारतीमध्ये राहणारे सदनिकाधारक किंवा सोसायटी यांचा ना-हरकत दाखला आवश्यक राहिल.
 ५७. प्रस्तावा सोबत सादर केलेले ७/१२ उत्तारे, फेरफार उत्तारे, मोजणी नकाशा, कुळमुळावत पत्राच्या आधारे सदर बांधकाम परवानगी देण्यात आले असून ती बनावट आडवून आल्यास त्याची संपूर्ण जबाबदारी विकासकाची राहिल आणि बांधकाम परवानगी रद्द करण्याचे अधिकार रावून ठेवलेले आहेत.
 ५८. बांधकाम सुरु करण्यापूर्वी इमारतीच्या पाया उल्लंघनासाठी आवश्यक असलेल्या गौण खनिजाचे स्वामित्वपत्र जिल्हाधिकारी कार्यालयात भरले असल्याचा दाखला सादर करणे आवश्यक आहे.
 ५९. स्टॅप पेपरवर स्टॅप नं. LU ३६११०१ दि. १७/११/२०१४ रोजी मंत्र्यप्रतिज्ञापत्र लिहून दिल्याप्रमाणे मुळ जमिन मालकास ते बंधनकारक राहिल. त्यास नगरपालिका जबाबदार राहणार नाही.
 ६०. सांडपाण्याचे प्रक्रिया करून पाण्याचा पुनर्वापर (Curey water Reuse) प्रकल्प करणे बंधनकारक राहिल.
 ६१. कामगार विभागाने निर्गमित केलेल्या नियम/परिपत्रक/प्रचलित आदेश यांची जमिन मालक/विकासक यांनी पूर्णता करणे बंधनकारक राहिल.
 ६२. अलतरंग तलाव निर्माण केले जात असले किंवा भविष्यात निर्माण केल्यास प्रशिक्षित ग्रीव रक्षक नेमणे बंधनकारक राहिल.

सहाय्यक नगररचनाकार,
कुळगाव-बदलापूर नगरपरिषद,
कुळगाव.



मुख्याधिकारी तथा नियोजन प्राधिकारी,
कुळगाव-बदलापूर नगरपरिषद,
कुळगाव.

- प्रत : १) मा. वरिष्ठ नियोजक, मुंबई महानगर प्रदेश विकास प्राधिकरण ठाणे.
२) मा. जिल्हाधिकारी, ठाणे.
३) ----- सहकारी गृह निर्माण संस्था.
४) नगर भूमापन अधिकारी, अंबरनाथ.

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मौजे खरवई, ता. अंबरनाथ स.नं. ३२/२/१, २, ३ क्षेत्र २८१०
क्र.मं.शस/क-१/टे-१४/सनद/एसआर क्र. २५/२०१७

मुख्याधिकारी व जिल्हादंडाधिकारी कार्यालय, ठाणे
पारिशिष्ट "ब"

महाराष्ट्र जमीन महसुल संहिता १९६६ च्या कलम ४२-अ (१) (अ) मधील तरतुदीन्वये
नियोजन प्राधिकरणाने बांधकाम / विकास परवानगी दिली आहे,
अशा जमिनीच्या भोगवटादारांस धावयाची सनद



वाचले :-

- श्री.बाळाराम नामदेव भगत व इतर यांचे कु.मु.धा. मे.साईराज डेव्हलपर्स तर्फे भागीदार मगनभाई पटेल, रा.२०५, उर्मिला बिल्डींग, अराध्या नगरी, भारत कॉलेजच्या मागे, हेंद्रेपाडा, वे.म.शस/क-१/टे-१४/सनद/एसआर क्र. २५/२०१७
- मुख्याधिकारी, कुळगांव-बदलापुर नगरपरिषद, कुळगांव यांचेकडील पत्र जा.क्र.कुबनप/नरवि/बाप/३२५२/१५/२०१७-२०१८, युनिक क्र.१५, दि.२५/०४/२०१७
- अर्जदार यांनी विगरशेतकी आकारणीच्या पाचपट रक्कम रु.१४०८/- रुपांतरीत कर (कन्व्हर्शन टॅक्स) भारतीय स्टेट बँक शाखा ठाणे येथे चलन क्र.MH00 3055560 201718M, दि.४/०७/२०१७ अन्वये सरकार जमा केली आहे. तसेच वार्षिक अकृषिक आकारणी रक्कम रु.३०१/- भारतीय स्टेट बँक शाखा ठाणे येथे चलन क्र.MH00 3055727 201718M, दि.४/०७/२०१७ अन्वये सरकार जमा केली आहे.
- अर्जदार यांनी सादर केलेले दि.३०/५/२०१७ रोजीचे शपथपत्र व बंधपत्र तसेच प्रतिज्ञापत्र महाराष्ट्र शासन, महसुल व वन विभाग यांचेकडील अघादेश क्र.१७, दि.२२ ऑगस्ट २०१४ महाराष्ट्र शासन, महसुल व वनविभाग यांचेकडील शासन निर्णय क्र.एनएपी-२०१६/प्र.क्र.७/टी-१, दि.२२/०१/२०१६
- महाराष्ट्र शासन राजपत्र दि.५/०१/२०१७ व या कार्यालयाकडील परिपत्रक दि.१६/०३/२०१७
- महाराष्ट्र जमीन महसुल अधिनियम १९६६चे कलम ४२ अ व ४२ ब

ज्या अर्थी, श्री.बाळाराम नामदेव भगत व इतर यांचे कु.मु.धा. मे.साईराज डेव्हलपर्स तर्फे भागीदार श्री. विद्युत् मगनभाई पटेल यांनी जिल्हा ठाणे तालुका अंबरनाथ, गांव खरवई येथील खालील जमिनीच्या भोगवटादाराने महाराष्ट्र जमीन महसुल संहिता, १९६६ च्या कलम ४२-अ व ४२-ब च्या तरतुदीन्वये रहिवास या अकृषिक प्रयोजनासाठी सदर जमिनीच्या विकास करण्यास मुख्याधिकारी, कुळगांव-बदलापुर नगरपरिषद, कुळगांव यांचेकडील पत्र जा.क्र.कुबनप/नरवि/बाप/३२५२/१५/२०१७-२०१८, युनिक क्र.१५, दि.२५/०४/२०१७ अन्वये विकास / बांधकाम प्रारंभ परवानगी प्राप्त केली आहे, ज्यासंबंधीत प्राधिकरणाने मंजूर केलेला नकाशा या सनदेसोबत संलग्न आहे.

प्रस्तावित जमिनीचा तपशिल

अ. क्र.	गावाचे नाव	स.नं./ दि.नं.	क्षेत्र (चौ.मी)	जमिनीचा वर्ग	गाव नमुना नंबर ७/१२ नुसार असणारे भोगवटादाराचे नाव	इतर हक्कातील नोंदी व जमिनीवरील भार
१	२	३	४	५	६	७
१	खरवई, ता.अंबरनाथ	३२/२/१	८५०-००	वर्ग-१	मे.साईराज तर्फे भागीदार प्रविण मगनभाई पटेल	--

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२११४	२०२०
३८	५६



मीजे खारवई, ता.अंबरनाथ स.नं.३२/२/१, २, ३ क्षेत्र २८१०
क्र.महसुल/क-१/टे-१४/सनद/एसआर क्र. २५/२०१७

२	खारवई, ता.अंबरनाथ	३२/२/२	१२१०-००	वर्ग-१	बाळाराम नामदेव भगत मारुती नामदेव भगत	--
३	खारवई, ता.अंबरनाथ	३२/२/३	७५०-००	वर्ग-१	मै.राजगुण तर्फे भागीदार संजय आत्माराम पटेल	--

ज्याअर्थी उक्त जमिनीच्या भोगवटादाराने शासनाला, उक्त संहितेच्या कलम ४७-अ नुसार देय रूपांतरण कराची रक्कम रु.१४०८/-, चलन क्र. MH00 3055560 201718M, दि.४/०७/२०१७ तसेच वर नमुद अकृषिक प्रयोजनार्थ वापरापोटी आकारणीची रक्कम रु.३०१/- चलन क्र. MH00 3055727 201718M, दि.४/०७/२०१७ अन्वये भारतीय स्टेट बँक शाखा ठाणे येथे शासन भरणा केली आहे.

त्याअर्थी आता, उक्त संहितेमधील तरतुदीच्या आणि तदन्ये करण्यात आलेल्या नियमांच्या तरतुदींना आणि खालील शर्तींना अधिन राहून उपरोक्त जमिनीच्या भोगवटादारांस सदर नियोजन प्राधिकार्यांच्या वर उल्लेखित विकास / बांधकाम परवानगीच्या अनुषंगाने सदर जमिनीवर अनुज्ञेय करण्यात आलेल्या अकृषिक वापरासाठी उक्त संहितेच्या कलम ४२-अ अन्वये ही सनद देण्यात येत आहे.

१) आकारणी : उक्त जमिनीचा भोगवटादार उक्त जमिनीच्या संबंधात या अगोदर वसुली योग्य असलेल्या आकारणी ऐवजी वर उल्लेखित विकास / बांधकाम परवानगी प्राप्त झाल्यापासून दि.३१ जुलै (वर्ष) रोजी या जमिनीच्या हमीच्या कालावधीत शासनाला प्रत्येक वर्षी रुपये ०-१० प्रति (अक्षरी दहा पैसे प्रति चौ.मी.) पर्यंतचे परिगणित होणारी वार्षिक आकारणी देईल आणि उक्त कालावधी संपल्यानंतर, उक्त संहितेच्या कलम ४२-अ अन्वये जिल्हाधिकार्याकडून, वेळोवेळी निश्चित करण्यात येईल, अशी सुधारीत देईल.

उक्त जमिनीचा भोगवटादार उक्त जमिनीवर वसुली योग्य असलेले सर्व कर, दर आणि उपकर भरील. परांत प्रमाणे मंजूर केलेल्या वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये नियोजन प्राधिकरणाच्या पुर्व मंजूरीशिवाय कोणताही बदल करू नये व ही सनद निर्गमित झाल्यानंतर नियोजन प्राधिकरणाच्या पुर्व मान्यतेने सदर जमिनीच्या वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये कोणताही बदल झाल्यास त्याची माहिती, असस बदल नियोजन प्राधिकरणाकडून मंजूर झाल्यापासून ३० दिवसांच्या आत जिल्हाधिकारी यांना देणे भोगवटादारांवर बंधनकारक राहिल.

४) उक्त जमिनीची मोजणी करून मोजणीच्या अनुषंगाने अभिलेख दुरुस्ती करून घेणे अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.

५) उक्त सनदेनंतर सदरची जमीन सनदेत नमुद कारणास्तव शेती प्रयोजनाकडून अकृषिक प्रयोजनाकडे वर्ग समजणेत येईल.

६) उक्त जमिनीच्या भोगवटादाराने पुर्वगांमी शर्तीपैकी कोणत्याही शर्तीचे उल्लंघन केल्या जिल्हाधिकार्यास, उक्त संहितेच्या आणि तदन्ये करण्यात आलेल्या नियमांच्या तरतुदीअन्वये जी भरण्यास उपयोगकर्ता दायी असेल अशी इतर कोणत्याही शास्तीस बाधा न आणता त्यास योग्य चाटेल एवढा दंड भरल्यावर उक्त जमीन भोगवटादार यांच्या वडिवाटीत असण्याचे चालू ठेवता येईल.

त्याची साक्ष म्हणून ठाणे जिल्ह्याच्या जिल्हाधिकार्यांनी / जिल्हाधिकार्याने प्राधिकृत केलेल्या अधिकार्याने या ठिकाणी महाराष्ट्राचे राज्यपाल यांच्या वतीने स्वाक्षरी केली आहे आणि त्यांच्या पदाची मोहोर लावली आहे आणि अर्जदाराने सुध्दा दिनांक ०६/०८/२०१७ रोजी त्याची स्वाक्षरी केली आहे.

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मौजे कारवई, ता. अंबरनाथ स. नं. ३२/२/१, २, ३ क्षेत्र २०१७
क्र. महसूल/क-१/टे-१४/सनद/एसआर क्र. २५/२०१७

(भोगवटादाराची स्वाक्षरी)

(साक्षीदारांच्या स्वाक्षऱ्या व पदनामे)

Vitthal m Pat

अ) श्री. बाळाराम नामदेव भगत व इतर यांचे कु. मु. धा.
मे. साईराज डेव्हलपर्स तर्फे भागीदार
श्री. विठ्ठल मगनभाई पटेल

१) श्री. वैभव रामकृष्ण कोळे

२) श्री. प्रकाश सुरेश खनात



आम्ही जाहीर करतो की, ज्याने या सनदेवर स्वतः अमुक अमुक म्हणून स्वाक्षरी केलेली आहे ती, अ. ही व्यक्ती आहे आणि त्याने या ठिकाणी आमच्या समक्ष त्याची स्वाक्षरी केलेली आहे.

क्र. महसूल/क-१/टे-१४/सनद/एसआर-२५/२०१७
जिल्हाधिकारी कार्यालय, ठाणे
दिनांक ०८ JUL 2017

तहसिलदार (महसूल)

माम्या
(डॉ. महेंद्र कल्याणकर)
जिल्हाधिकारी ठाणे

- प्रत :- श्री. बाळाराम नामदेव भगत व इतर यांचे कु. मु. धा. मे. साईराज डेव्हलपर्स तर्फे भागीदार श्री. विठ्ठल मगनभाई पटेल, रा. २०५, उर्मिला बिल्डींग, अराध्या नगरी, भारत कॉलेजच्या मागे, हेंद्रेपाडा, बदलापुर (प.), अंबरनाथ जि. ठाणे
- प्रत :- मुख्याधिकारी कुळगांव-बदलापुर, नगरपरिषद, कुळगांव यांचेकडे माहितीसाठी
- प्रत :- तहसिलदार अंबरनाथ यांचेकडे माहितीसाठी रवाना.
- प्रत :- उपअधिकाक, भूमि अभिलेख, अंबरनाथ यांचेकडे माहितीसाठी व आवश्यक त्या कार्यवाहीसाठी २/- प्रकरणी अनुज्ञाग्राही यांचेकडून मोजणी फी शासन जमा करून मोजणीची योग्य ती कार्यवाही करावी.
- प्रत :- तलाठी सजा खरवई यांचेकडे माहितीसाठी व आवश्यक त्या कार्यवाहीसाठी
- प्रत :- कार्यालयीन संचिका



माम्या
(डॉ. महेंद्र कल्याणकर)
जिल्हाधिकारी ठाणे



PRASAD G. SHELKE

B.A.(L.L.B.)

Mob. No. 9226224706

ADVOCATE HIGH COURT=====

Office:- Kartik Complex, B/204, Katrap Road, Badlapur(E)-421503

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Date: - 11/07/2017



- g) Mutation Entry No. 774 of Village:-Kharwai.
- h) Mutation Entry No. 802 of Village:-Kharwai.
- i) Mutation Entry No. 995 of Village:-Kharwai.
- j) Mutation Entry No. 1050 of Village:-Kharwai.
- k) Registered Agreement for Sale executed between "M/S. RAJ GROUP & SAIRAJ DEVELOPERS" duly registered before Sub Registrar of Assurances, Ulhasnagar-2, vide sr. no. 426/2015, dated 13/1/2015.
- l) Registered Power of Attorney executed between "M/S. RAJ GROUP & SAIRAJ DEVELOPERS" duly registered before Sub Registrar of Assurances, Ulhasnagar-2, vide sr. no. 427/2015, dated 13/1/2015.
- m) Registered Sale Deed executed between "M/S. RAJ GROUP & SAIRAJ DEVELOPERS" duly registered before Sub Registrar of Assurances, Ulhasnagar-2, vide sr. no. 11641/2017, dated 4/9/2017.
- n) N.A. Order Issued by Collector of Thane, bearing No. Rev/k-1/T-14/SANAD/SR-25/2017.
- o) Building Commencement Permission issued By Kulgaon Badlapur Municipal Council, bearing No. KBNP/NRV/BP/3252/2017-18, Unique No. 15, dated 25/04/2017.
- p) Search Report dated ___/09/2017, issued by Mr. Satish Farad.

Thus after going through the aforesaid documents I have found that, the aforesaid property bearing Survey No. 32 Hissa No. 2/1, area adm. About 850 Sq. Meter, situated lying and being at Revenue Village Kharwai, Taluka-Ambernath, District-Thane., was previously owned by Mr. Pandurang Kana Bhagat & Namdev Kanu Bhagat. They had statement to mutate the said property in their elder Brother's name Mr. Babu Kanha Bhagat by mutation Entry No. 195 of Village Kharwai. Thereafter Mr. Babu Kanu Bhagat, has expired in the year of 1976, and name of his legal heirs has been mutated on the said property by mutation Entry No. 536 of Village Kharwai.

(Signature)

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२०१५	२०२०
४२	५६



PRASAD G. SHELKE

Mob. No. 9226224706

B.A.(L.L.B.)

ADVOCATE HIGH COURT=====

Office:- Kartik Complex, B/204, Katrap Road, Badlapur(E)-421503

Date: - 11/09/2017

And Whereas, by mutation Entry No. 594, of Village Kharwai, the above property bearing Survey No. 32/2(p), has come to the share of Smt. Laxmibai Pandurang Bhagat but she expired on 22/6/2007 and name of her legal heirs has been mutated on the said property by Mutation Entry No. 774 of Village Kharwai.

And whereas, the legal heirs of above owner Laxmibai Pandurang Bhagat i.e. Manubai Mangal Marade, Bhimabai Shivaji Gaikar and Ratan Baliram Gaikar has entered into an Conveyance Deed with "Mr. Asban John Dias" bearing Conveyance Deed no. 2391/2009, dated 27/04/2009 and his name has been mutated on the said property by mutation Entry No. 802 of Village Kharwai.

And thereafter Mr. Barthol Lorence Dias and Osban John Dias had sold the said property to M/s. Raj Group through its partner Mr. Pravin R. Patel and 1 other by registered sale Deed bearing No. 9248/2014, dated 23/9/2014 and their name has been mutated on the said property by mutation Entry No. 995 of Village Kharwai.

And thereafter M/s. Raj Group through its partner Mr. Pravin R. Patel and 1 other, had agreed to transfer the said plot to "Sairaj Developers" by registered Agreement for Sale and the said agreement for Sale is registered before Jt. Sub Registrar Ulhasnagar-2, bearing No. 426/2015, dated 13/1/2015. As well as the Power of attorney is also registered in accordance with the Agreement for Sale and the said Power of attorney is also registered before Jt. Sub Registrar Ulhasnagar-2, bearing No. 427/2016, dated 13/1/2015.

And Whereas, as per the rights achieved by Power of Attorney "Sairaj Developers" has applied for Commencement Permission to KBMC and after verifying all the documents KBMC has granted Commencement Certificate on 25/04/2017 bearing No. KBNP/NRV/BP/3252 /2017-18, Unique No. 15 & the said property was converted into Non Agricultural Use by the order of Collector Office Thane bearing No. NAP/K-1/T-14/SANAD/SR-25/2017, dated 18/7/2017.



PRASAD G. SHELKE

B.A.(L.L.B.)

Mob. No. 9226224706

ADVOCATE HIGH COURT=====

Office:- Kartik Complex, B/204, Katrap Road, Badlapur(E)-421503

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Date: - 11/09/2017

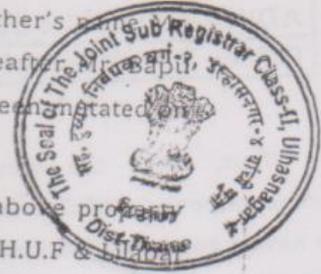
As Well as, the aforesaid property bearing Survey No. 32 Hissa No. 2/3. area adm. About 750 Sq. Meter, situated lying and being at Revenue Village Kharwai, Taluka-Ambernath, District-Thane., was previously owned by Mr. Pandurang Kana Bhagat & Namdev Kanu Bhagat. They had statement to mutate the said property in their elder Brother's name Bapu Kanha Bhagat by mutation Entry No. 195 of Village Kharwai. Thereafter, Kanu Bhagat, has expired in the year of 1976, and name of his legal heirs has been mutated on the said property by mutation Entry No. 536 of Village Kharwai.

And Whereas, by mutation Entry No. 594, of Village Kharwai, the above property bearing Survey No. 32/2/3, has come to the share of Mr. Bhaga Bapu Bhagat H.U.F & Bhaga Bhagat.

And thereafter Mr. Bhaga Bapu Bhagat H.U.F & Lilabai Bhaga Bhagat had sold the said property i.e 32/2/3 to M/s. Raj Group through its partner Mr. Pravin R. Patel and 1 other by registered sale Deed bearing No. 9249/2014, dated 23/9/2014 and their name has been mutated on the said property by mutation Entry No. 992 of Village Kharwai.

And thereafter M/s. Raj Group through its partner Mr. Pravin R. Patel and 1 other, had agreed to transfer the said plot to Sairaj Developers by registered Agreement for Sale and the said agreement for Sale is registered before Jt. Sub Registrar Ulhasnagar-2, bearing No. 26/2015, dated 13/1/2015. As well as the Power of attorney is also registered in accordance with the Agreement for Sale and the said Power of attorney is also registered before Jt. Sub Registrar Ulhasnagar-2, bearing No. 427/2016, dated 13/1/2015.

And Whereas, as per the rights achieved by Power of Attorney Sairaj Developers, has entered into an "Sale Deed" of the both properties mentioned above and the said sale Deed is registered before Jt. Sub Registrar, Ulhasnagar-2 bearing No. 11641/2017, dated 04/9/2017. As per the sale deed Talathi Saza Kharwai has mutated the Mutation Entry No. 1052 at the village records.



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PRASAD G. SHELKE

Mob. No. 9226224706

B.A.(L.L.B.)

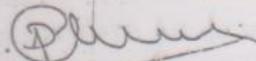
ADVOCATE HIGH COURT=====

Office:- Kartik Complex, B/204, Katrap Road, Badlapur(E)-421503

Date: - 11/09/2017

Thus, from the aforesaid records and documents, Sale Deed, N.A. Order, Commencement Certificate issued by K.B.M.C., I hereby certify that "SAL RAI DEVELOPERS are having good right and marketable title to develop the aforesaid property in accordance with clause no. (a) to (p) & sale the Flats/shops/godown as per their own wish.

Signed, Sealed and Delivered under my hands on this 11th Day of September 2017.


PRASAD G. SHELKE
 B.A., L.L.B.
 ADVOCATE HIGH COURT
 OFFICE AT:- Shree Kartik Complex,
 B Wing, Flat No. 204,
 Behind Navratna Hotel, Badlapur (E).

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PRASAD G. SHELKE

Mob. No. 9226224706

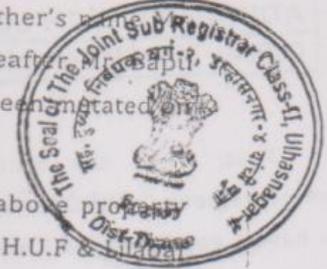
B.A.(L.L.B.)

ADVOCATE HIGH COURT=====

Office:- Kartik Complex, B/204, Katrap Road, Badlapur(E)-421503

Date: - 11/09/2017

As Well as, the aforesaid property bearing Survey No. 32 Hissa No. 2/3 area adm. About 750 Sq. Meter, situated lying and being at Revenue Village Kharwai, Taluka-Ambarnath, District-Thane., was previously owned by Mr. Pandurang Kana Bhagat & Namdev Kanu Bhagat. They had statement to mutate the said property in their elder Brother's name Mr. Bapu Kanha Bhagat by mutation Entry No. 195 of Village Kharwai. Thereafter, Mr. Kanu Bhagat, has expired in the year of 1976, and name of his legal heirs has been mutated on the said property by mutation Entry No. 536 of Village Kharwai.



And Whereas, by mutation Entry No. 594, of Village Kharwai, the above property bearing Survey No. 32/2/3, has come to the share of Mr. Bhaga Bapu Bhagat H.U.F & Lilabai Bhaga Bhagat.

And thereafter Mr. Bhaga Bapu Bhagat H.U.F & Lilabai Bhaga Bhagat had sold the said property i.e 32/2/3 to M/s. Raj Group through its partner Mr. Pravin R. Patel and 1 other by registered sale Deed bearing No. 9249/2014, dated 23/9/2014 and their name has been mutated on the said property by mutation Entry No. 992 of Village Kharwai.

And thereafter M/s. Raj Group through its partner Mr. Pravin R. Patel and 1 other, had agreed to transfer the said plot to Sairaj Developers by registered Agreement for Sale and the said agreement for Sale is registered before Jt. Sub Registrar Ulhasnagar-2, bearing No. 26/2015, dated 13/1/2015. As well as the Power of attorney is also registered in accordance with the Agreement for Sale and the said Power of attorney is also registered before Jt. Sub Registrar Ulhasnagar-2, bearing No. 427/2016, dated 13/1/2015.

And Whereas, as per the rights achieved by Power of Attorney Sairaj Developers, has entered into an "Sale Deed" of the both properties mentioned above and the said sale Deed is registered before Jt. Sub Registrar, Ulhasnagar-2 bearing No. 11641/2017, dated 04/9/2017. As per the sale deed Talathi Saza Kharwai has mutated the Mutation Entry No. 1052 at the village records.

(Signature)



PRASAD G. SHELKE

Mob. No. 9226224706

B.A.(L.L.B.)

ADVOCATE HIGH COURT=====

Office:- Kartik Complex, B/204, Katrap Road, Badlapur(E)-421503

Date: - 11/09/2017

TITLE CERTIFICATE.

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1) **Description of the Property :-**

ALL that piece and parcel of Non Agricultural land bearing Survey No. 32, Hissa No. 2/2, area admeasuring about 0H-12R-10Prati, i.e 1210 Sq. Mtrs., Assessment 121.00, situated at:-Village Kharwai, Tal:-Ambernath, Dist:-Thane, assessed by Kulgaon Badlapur Municipal Council, Tal:-Ambernath and District:-Thane, Tal:-Thane, Sub-District registration Ulhasnagar-2 & 4, District registration:-Thane.



2) **Tracing of Title:-**

MR. VITTHAL MAGANBHAI PATEL, partners of "SAIRAJ DEVELOPERS", having office at:- 205, Urmila Building, Ayodhya Nagari, Badlapur(West), Tal:-Ambernath, Dist:-Thane has purchased the aforesaid property from Mr. Maruti Namdev Bhagat & Mr. Balaram Namdev Bhagat by registered Sale Deed executed and registered on 04/9/2017, bearing registration number 11640/2017, Before Jt. Sub-Registrar, Ulhasnagar-2.

3) **Certificate of Title:-**

I have gone through the necessary records and documents, which are made available to me by MR. VITTHAL MAGANBHAI PATEL, partners of "SAIRAJ DEVELOPERSviz:-

- 7/12 Extract of Village:-Kharwai, Tal:-Ambernath, bearing Survey No. 32, Hissa No. 2/2, area admeasuring about 0H-12R-10Prati, i.e 1210 Sq. Mtrs.,
- Mutation Entry No. 195 of Village:-Kharwai.
- Mutation Entry No. 536 of Village:-Kharwai.

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PRASAD G. SHELKE

Mob. No. 9226224706

B.A.(L.L.B.)

ADVOCATE HIGH COURT=====

Office:- Kartik Complex, B/204, Katrap Road, Badlapur(E)-421503

Date: - 11/09/2017

- d) Mutation Entry No. 594 of Village:-Kharwai.
- e) Mutation Entry No. 614 of Village:-Kharwai.
- f) Mutation Entry No. 615 of Village:-Kharwai.
- g) Mutation Entry No. 689 of Village:-Kharwai.
- h) Mutation Entry No. 892 of Village:-Kharwai.
- i) Mutation Entry No. 897 of Village:-Kharwai.
- j) Mutation Entry No. 908 of Village:-Kharwai.
- k) Mutation Entry No. 1050 of Village:-Kharwai.
- l) Mutation Entry No. 1053 of Village:-Kharwai.
- m) Registered Agreement for Sale executed between "SAI RAJ DEVELOPERS" & Mr. Maruti Namdev Bhagat, Mr. Balaram Namdev Bhagat duly registered before Sub Registrar of Assurances, Ulhasnagar-2, vide sr. no. 8089/2014, dated 14/08/2014.
- l) Registered Power of Attorney executed between "SAIRAJ DEVELOPERS" & Mr. Maruti Namdev Bhagat, Mr. Balaram Namdev Bhagat duly registered before Sub Registrar of Assurances, Ulhasnagar-2, vide sr. no. 8090/2014, dated 14/08/2014.
- m) Registered Sale Deed executed between "SAIRAJ DEVELOPERS" & Mr. Maruti Namdev Bhagat, Mr. Balaram Namdev Bhagat duly registered before Sub Registrar of Assurances, Ulhasnagar-2, vide sr. no. 11640/2017, dated 04/09/2017.



PRASAD G. SHELKE

B.A.(L.L.B.)

Mob. No. 9226224706

ADVOCATE HIGH COURT=====

Office:- Kartik Complex, B/204, Katrap Road, Badlapur(E)-421503

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Date: - 11/09/2017

- a) N.A.Order Issued by Collector of Thane, bearing No. Rev/k-1/T-14/SANAD/SR-25/2017, Dated 18/07/2017.
- o) Building Commencement Permission issued By Kulgaon Badlapur Municipal Council, bearing No. KBNP/NRV/BP/3252/2017-18, Unique No. 1525/04/2017.
- p) Search Report dated ____/09/2017, issued by Mr. Satish Farad.



Thus after going through the aforesaid documents I have found that, the above property bearing Survey No. 32 Hissa No. 2/2, area adm. About 1210 Sq. Meter, situated lying and being at Revenue Village Kharwai, Taluka-Ambarnath, District-Thane., was previously owned by Mr. Pandurang Kana Bhagat & Namdev Kanu Bhagat. They had statement to mutate the said property in their elder Brother's name Mr. Babu Kanha Bhagat by mutation Entry No. 195 of Village Kharwai. Thereafter Mr. Babu Kanu Bhagat, has expired in the year of 1976, and name of his legal heirs has been mutated on the said property by mutation Entry No. 536 of Village Kharwai.

And Whereas, by mutation Entry No. 594, of Village Kharwai, the above property bearing Survey No. 32/2(p) i.e. 32/2/2, has come to the share of Mr. Namdev Kanhu Bhagat. And his name has been mutated on 1210 Sq. Mtrs.

And Whereas Mr. Namdev Kanhu Bhagat has been expired on 11/10/1994, & after his demise name of his legal heirs has been mutated on the above property by mutation entry No. 689 of Village Kharvai, Tal-Ambarnath. Thereafter wife of Namdev Bhagat Smt. Radhika Namdev Bhagat has also expired on 01/01/2011 and her name has been deleted from the above 7/12 extract by mutation entry No. 892 of Village Kharvai.

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PRASAD G. SHELKE

Mob. No. 9226224706

B.A.(L.L.B.)

ADVOCATE HIGH COURT=====

Office:- Kartik Complex, B/204, Katrap Road, Badlapur(E)-421503

Date: - 11/09/2017

And whereas, the legal heirs of Namdev Kanhu Bhagat i.e. daughter Janabai Jamdare, Mathurabai Marade & Alkabai Dhonde has released their share in favour of their Brothers i.e Mr. Maruti Namdev Bhagat & Mr. Balaram Namdev Bhagat by Registered Release Deed bearing No. 4768/2012, Dated 10/05/2012 & name of daughter Janabai Jamdare, Mathurabai Marade & Alkabai Dhonde has been deleted from the above 7/12 extract by mutation entry No. 904 of Village Kharvai.

And thereafter Mr. Maruti Namdev Bhagat & Mr. Balaram Namdev Bhagat had agreed to transfer the said Land to SAIRAI DEVELOPERS by registered Agreement for Sale and the said agreement for Sale is registered before Jt. Sub Registrar Ulhasnagar-2, bearing No. 8089/2014, dated 14/08/2014. As well as the Power of attorney is also registered in accordance with the Agreement for Sale and the said Power of attorney is also registered before Jt. Sub Registrar Ulhasnagar-2, bearing No. 8090/2014, dated 14/08/2014.

And Whereas, as per the rights achieved by Power of Attorney "SAIRAJ had applied for Commencement Permission to KBMC and after verifying, all the documents KBMC has granted Commencement Certificate on 25/04/2017 bearing No. KBNP/NRV/BP/3252/2017-18, Unique No. 15. & the said property was converted into Non Agricultural Use by the order of Collector Office Thane bearing No. NAP/K-1/T-14/SANAD/SR-25/2017, dated 18/7/2017.

And Whereas, as per the rights achieved by Power of Attorney "SAIRAI DEVELOPERS" has entered into an "Sale Deed" of the above mentioned property and the said sale Deed is registered before Jt. Sub Registrar, Ulhasnagar-2 bearing No. 11640/2017, dated 04/9/2017. As per the sale deed Talathi Saza Kharwai has mutated the Mutation Entry No. 1053 at the village records.



PRASAD G. SHELKE

B.A.(L.L.B.)

Mob. No. 9226224706

ADVOCATE HIGH COURT=====

Office:- Kartik Complex, B/204, Katrap Road, Badlapur(E)-421503

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Date: - 11/09/2017

Thus, from the aforesaid records and documents, Sale Deed, N.A. Order, Commencement Certificate issued by K.B.M.C., I hereby certify that "SAIRAJ DEVELOPERS" are having good right and marketable title to develop the aforesaid property in accordance with clause no. (a) to (p) & sale the Flats/shops/godown as per their own wish.

Signed, Sealed and Delivered under my hands on this 11th Day of September 2017.

PRASAD G. SHELKE
B.A..LL.B.
ADVOCATE HIGH COURT
OFFICE AT:- Shree Kartik Complex,
'B' Wing, Flat No. 204,
Behind Navratna Hotel, Badlapur (E).



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C' (See rule 6(a))

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700013477

Project: *Saf Residency, Plot Bearing / CTS / Survey / Final Plot No.: SR NO 32/2/1 32/2/2 32/2/3 of Ambarnath(M CI), Ambarnath, Thane, 421503;*

1. *Sai Raj Developers* having its registered office / principal place of business at Tehsil: *Ambarnath, District: Thane, Pin: 421503.*

2. This registration is granted subject to the following conditions, namely:-

- o The promoter shall enter into an agreement for sale with the allottees;
- o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (i) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- o The Registration shall be valid for a period commencing from 07/10/2017 and ending with 31/12/2020 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- o That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasantrao Pramanand Prabhu
(Secretary, MahaRERA)
Date:09-10-2017 13:08:06

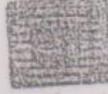
Dated: 07/10/2017
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

आयकर विभाग
INCOME TAX DEPARTMENT
SAJ RAJ DEVELOPERS



भारत सरकार
GOVT. OF INDIA



11/06/2014
Permanent Account Number
ACOFS9282N

Signature

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भारत सरकार
Government of India

राहुलकुमार विठ्ठलभाई पोकार
Rahul Kumar Vitthalbhai Pokar
जन्म तारीख / DOB : 14/05/1990
पुरुष / Male



9018 8324 5344

- सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

POKAR RAHULKUMAR VITTHALBHAI
VITTHALBHAI MEGHAJIBHAI POKAR

14/05/1990
Permanent Account Number
BGXPP38B4F

Signature



भारत सरकार
Government of India

रुपेश गुरुनाथ शेल्के
Rupesh Gurunath Shelke
जन्म तारीख / DOB : 13/05/1984
पुरुष / Male



4893 0387 2393

- सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRAVIN RAMAKANT SHELKE

RAMAKANT GOPAL SHELKE

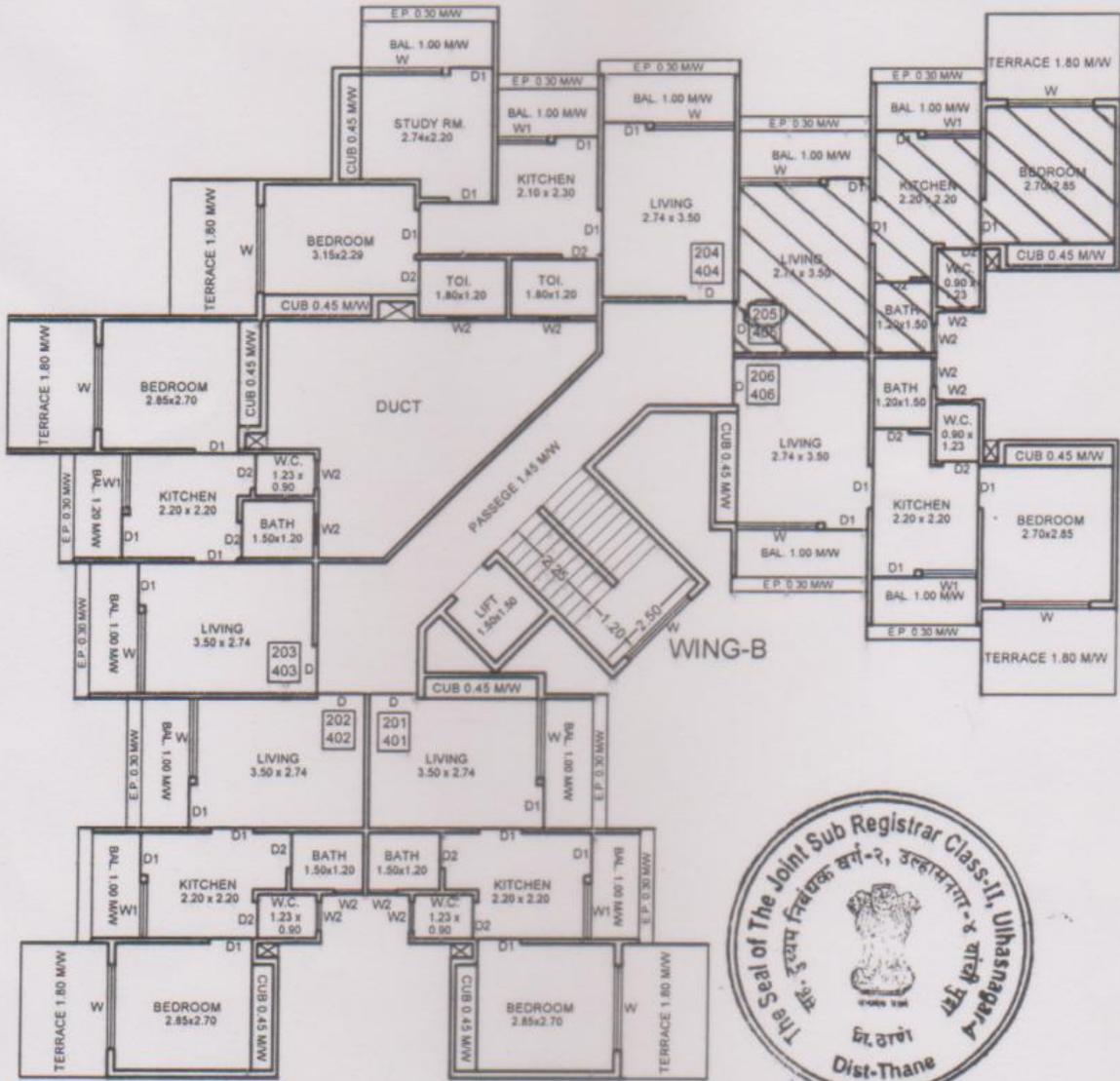
26/09/1993
Permanent Account Number
DTRPS2144L

Signature



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TYPICAL FLOOR PLAN(2ND & 4TH FLOOR)
 WING "B" SCALE:1:100



CARPET AREA STATEMENT(WING-B)					
FLOOR	FLAT NO.	FLAT AREA INCLUDING INTERNAL WALL	BALCONY AREA IN SQ. MTS.	CUB AREA IN SQ. MTS.	TERRACE AREA IN SQ. MTS.
2ND & 4TH FL.	201,401	27.17	4.94	2.07	4.93
	202,402	27.17	4.94	1.01	4.93
	203,403	28.83	4.94	1.01	4.93
	204,404	38.20	4.94	2.00	4.93
	205,405	27.17	4.94	1.01	4.93
	206,406	27.17	4.94	2.07	4.93

Handwritten notes: Road, Khasra, उषा जा. करडा


 Government of Maharashtra
 दिलीपकुमार रविलास पटेल
 Dilipkumar Ravilal Patel
 जन्म तारीख / DOB : 31/08/1977
 पुरुष / Male

 2291 4563 9716
 आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 स्थायी खाते संख्या कार्ड
 Permanent Account Number Card
 ENWPS1444H
 नाम / Name
 JAGDISH ASHOK SHIROSE
 पिता का नाम / Father's Name
 ASHOK BABAN SHIROSE
 जन्म की तारीख / Date of Birth
 01/06/1992
 हस्ताक्षर / Signature

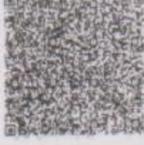



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आयकर विभाग
INCOME TAX DEPARTMENT
PANDURANG KARAD
DATTARAYA KARAD
01/03/1980
 Permanent Account Number
AYTPK2522E
 Signature
भारत सरकार
GOVT OF INDIA



Pandurang Dattatray Karad
 DOB: 01/03/1980
 Male

3973 6131 7962

मेरा आधार, मेरी पहचान

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आयकर विभाग
INCOME TAX DEPARTMENT
USHA PANDURANG KARAD
BABASAHEB GHULE
17/04/1985
 Permanent Account Number
CDKPK4076R
उषा पा. कशड
 Signature
भारत सरकार
GOVT OF INDIA



उषा पादुरंग कराड
Usha Pandurang Karad
 जन्म वर्ष / Year of Birth : 1985
 स्त्री / Female

8726 8382 0694

आधार - सामान्य माणसाचा अधिकार

Summary I (GoshwaraBhag-1)

541/2414

गुरुवार, 25 जून 2020 11:20 म.पू.

दस्त गोषवारा भाग-1

उद्दन4

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दस्त क्रमांक: 2414/2020

दस्त क्रमांक: उद्दन4 /2414/2020

बाजार मूल्य: रु. 11,56,000/- मोचदला: रु. 19,50,000/-

भरलेले मुद्रांक शुल्क: रु.1,17,000/-

दु. नि. सह. दु. नि. उद्दन4 यांचे कार्यालयात

पावती:2653

पावती दिनांक: 25/06/2020

अ. क्रं. 2414 वर दि.25-06-2020

सादरकरणाराचे नाव: पांडुरंग दत्तात्रय कराड

संजी 11:19 म.पू. वा. हजर केला.

नोंदणी फी

रु. 19500.00

दस्त हाताळणी फी

रु. 1120.00

पृष्ठांची संख्या: 56

एकुण: 20620.00

दस्त हजर करणाऱ्याची मही:

Joint S.S.R. Ulhasnagar 4

Joint S.S.R. Ulhasnagar 4

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत अमलेच्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्रं. 1 25 / 06 / 2020 11 : 19 : 22 AM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 25 / 06 / 2020 11 : 20 : 20 AM ची वेळ: (फी)



दस्ताऐवजासोबत जोडलेले कागदपत्र, कुलमुखत्यारपत्र
व्यक्ती इत्यादी बनावट आढळून आल्यास याची
संपूर्ण जबाबदारी निष्पादकाची राहिल

लिहून घेणार

लिहून देणार

Koaddal
Koaddal

Koaddal

Summary-2(दस्त गोषवारा भाग - २)



25/06/2020 11 25:00 AM

दस्ता क्रमांक :उह्वन4/2414/2020

दस्ताचा प्रकार :-करारनामा

दस्त गोषवारा भाग-2

उह्वन ५६५६
दस्ता क्रमांक:2414/2020

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायचित्र	अंगठ्याचा ठसा
1	नाव:पांडुरंग दसावय कराड पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ई/22 तिमरा मजला, ब्लेम्ट म्हाफ वमाहत,टिळक रोड बडामा, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन नंबर:AYTPK9522E	विट्टन घेणार वय :-40 स्वाक्षरी:- <i>Kaddal</i>		
2	नाव:उषा पांडुरंग कराड - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ई/22 तिमरा मजला, ब्लेम्ट म्हाफ वमाहत,टिळक रोड बडामा, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन नंबर:CDKPK4076R	विट्टन घेणार वय :-35 स्वाक्षरी:- <i>उषा पांडुरंग</i>		
3	नाव:माईराज डेव्हलपर्स सर्वे भागीदार श्री. राहुलकुमार विठ्ठलभाई पौकार - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कार्या पत्ता सर्वे क्रमांक 32, हिस्सा क्रमांक 2/1, छरबई, गांबदेवी मंढीराव्या मागे, बदलापुर पश्चिम, तानुवा अंबरनाथ, जिन्हा ठाणे, . ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:ACOFSA282N	विट्टन घेणार वय :-29 स्वाक्षरी:- <i>Rat</i>		

उगील दस्ताऐवज करून देणार तथाकथीत करारनामा चा दस्ता ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:25 / 06 / 2020 11 : 23 : 50 AM

नोंदणी:

ध्यायचित्र ठसा असे निवेदीत करतात की ते दस्ताऐवज करून देणा-यांना स्वस्तीचा ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	ध्यायचित्र	अंगठ्याचा ठसा
1	नाव:जगदिश अशोक शिरोडे - - वय:27 पत्ता:कार्या, पत्ता 203 मधुसुंज अपार्टमेंट, जुता कावप रोड, बदलापुर पुर्वे ता अंबरनाथ, जिन्हा ठाणे, पिन कोड:421503	स्वाक्षरी <i>Jagdish</i>	
2	नाव:दिनीपकुमार रविनाथ पटेल - - वय:41 पत्ता:मोहन तुलसी बिहार, हेंद्रेपाडा, बदलापुर प. ता अंबरनाथ, जिन्हा ठाणे, पिन कोड:421503	स्वाक्षरी <i>Dilip</i>	

प्रमाणित करण्यात येते की प्रतः...
क्र ..२४२४... मध्ये ...५६५ पावे आहेत
पुस्तक क्रमांक?..... वर नोंदला
दिनांक ...२५/०६/२०२०.....

शिक्का क्र.4 ची वेळ:25 / 06 / 2020 11 : 24 : 35 AM

शिक्का क्र.5 ची वेळ:25 / 06 / 2020 11 : 24 : 57 AM नोंदणी पुस्तक 1 मध्ये

Joint S.R.Ulhasnagar 4

सह. दुय्यम निबंधक वर्ग-२, उल्हासनगर-४

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Sairaj Developers	eChallan	69103332020062412232	MH001552037202021E	117000.00	SD	0000685716202021	25/06/2020
2	Sairaj Developers	eChallan		MH001552037202021E	19500	RF	0000685716202021	25/06/2020
3		DHC		2506202004551	1120	RF	2506202004551D	25/06/2020

[SD:Stamp Duty] [RF:Registration Fee] [DHC:Document Handling Charges]

2414 /2020

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2. Get print immediately after registration.
For more details visit us at www.sairaj.com or email sairaj@gmail.com





25/06/2020

सूची क्र.2

दुधम निबंधक : सह दु.नि. उल्हासनगर ४

दस्ता क्रमांक : 2414/2020

नोंदणी :

Regn:63m

गावाचे नाव : खरवई

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1950000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1156000
(4) पू. गापन, पोटहिस्ता व धरक्रमांक (असल्यास)	1) पालिकेचे नाव: कुळगांव-बदलापूर इतर वर्णन : इतर माहिती: भोजे खरवई, तालुका अंबरनाथ, जिल्हा ठाणे, येथील 1) सल्ले क्रमांक 32/2/1, क्षेत्र 850 चौरस मीटर, आकार 85 रु 00 पैसे, 2) सल्ले क्रमांक 32/2/2, क्षेत्र 1210 चौरस मीटर, आकार 121 रु 00 पैसे, 3) सल्ले क्रमांक 32/2/3, क्षेत्र 750 चौरस मीटर, आकार 75 रु 00 पैसे, यावरील साई रेसिडेन्सी, बी विंग, गंधील सदनिका क्रमांक 205, दुसरा मजला, क्षेत्र 27.17 चौरस मीटर कारपेट या मिळकतीबाबतचा करारनामा. ((Survey Number : 32/2/1, 32/2/2, व 32/2/3 ; HISSA NUMBER : - ;))
(5) क्षेत्रफळ	1) 27.17 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- साईराज बेन्वेलपर्स तर्फे भागीदार श्री. राहुलकुमार विठ्ठलभाई पोकार - वय: 29; पत्ता:- प्लॉट नं. माळा नं. -, इमारतीचे नाव: कार्या पत्ता सल्ले क्रमांक 32, हिस्ता क्रमांक 2/1, खरवई, गांवपेची मंडीराच्या मागे, बदलापूर पश्चिम, तालुका अंबरनाथ, जिल्हा ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:- 421503 पॅन नं:- AC0FS9282N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- पांडुरंग दत्तात्रय कराड वय:- 40; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ई/22 तिसरा मजला, बेस्ट स्टाफ वसाहत, टिळक रोड बहाला, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:- 400031 पॅन नं:- AYTPK9522E 2): नाव:- उषा पांडुरंग कराड - वय:- 35; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ई/22 तिसरा मजला, बेस्ट स्टाफ वसाहत, टिळक रोड बहाला, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:- 400031 पॅन नं:- CDKPK4076R
(9) दस्तऐवज करून दिल्याचा दिनांक	25/06/2020
(10) दस्त नोंदणी केल्याचा दिनांक	25/06/2020
(11) अनुक्रमांक, खंड व पृष्ठ	2414/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	117000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	19500
(14) शेर	



श. सह. दुधम निबंधक वर्ग-२
उल्हासनगर-४.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.